



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
807 Route 52  
Fishkill, New York 12524-3110

Phone: (845) 831-7800 ext. 3328  
Fax: (845) 831-2964  
Website address: [www.fishkill-ny.gov](http://www.fishkill-ny.gov)

**PLANNING BOARD MEETING AGENDA FOR JULY 14, 2005**

The Planning Board Meeting will be held on Thursday, July 14, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**NEW SUBMITTALS:**

1. **Locust Vue Senior Housing Development** - Applicant seeks Site Development Plan approval to construct a Senior Housing Rental Development consisting of 68 units, 12 of which will be affordable units. The parcel for this proposal is located at 366 Route 9, in the GB (General Business) Zoning District and consists of 6.84 ± acres. This parcel is the subject of a Rezoning Application under consideration by the Town Board. Refer application to the Town Engineer, Town Director of Municipal Development, Town Building Inspector, Town Planning Consultant, Town Planning Board Attorney, Dutchess County Department of Planning and Development, NYS Department of Transportation and the Rombout Fire District. (*Deferred*)
2. **Lands of Wick, Sovik & Hyatt - Subdivision & Resubdivision** - Applicant seeks approval to subdivide a parcel totaling 3.47 acres into three (3) lots. Lot 1 will consist of 1.81 acres, Lot 2 will consist of 0.70 acres and Lot 3 will consist of 0.65 acres. The Applicant also seeks Resubdivision Approval to convey lands to adjoining parcels. Parcel A will consist of 1.81 acres, Parcel B will consist of 0.53 acres and Parcel C will consist of 1.70 acres. The parcels for this proposal are located at 1573 Route 9D, 16 Magnolia Drive and 22 Magnolia Drive in the R-20 Zoning District. Refer application to the Town Engineer, Town Director of Municipal Development, Town Building Inspector, Town Planning Consultant, Town Planning Board Attorney, NYS Department of Transportation, Dutchess County Department of Health and the Chelsea Fire District.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Indorf - Subdivision** - - Applicant requests Preliminary Approval to subdivide a parcel totaling 1.57 ± acres into two (2) lots. Lot 1 will consist of 1.16 ± acres and Lot 2 will consist of 0.41 ± acres. The parcel for this proposal is located at 5 Tompkins Avenue (northwest corner of Old Glenham Road and Tompkins Avenue), in the R-15 Zoning District.

**PUBLIC HEARINGS: (continued)**

2. At 7:30 p.m. or as soon thereafter as possible - **Peak Enterprises - Special Use Permit** - Applicant requests Special Use Permit Approval to construct a 2,960 SF building to be utilized for contractor shops (small office/shop space) and associated parking. The parcel for this proposal is located at 311 Old Route 9 (approximately 1/5 mile east of the intersection of Old Route 9 and Route 9), in the GB (General Business) Zoning District and consists of 0.44 ± acres.

**REVIEWS:**

1. **Mid Hudson Medical Group, LLC - Site Development Plan and Subdivision** - project review.
2. **Van Wyck @ Merritt Park - 28 Unit Expansion - Amended Site Development Plan** - Board to review Negative Declaration and Resolution of Preliminary Approval.
3. **Pine View Construction - Subdivision** - project review.
4. **Pioneer Holdings, LLC (a.k.a. Ral Supply Group, LLC) - Amendment to Special Use Permit** - project review.
5. **Hudson Valley Towne Center** - Board to review site Master Plan features and implementation schedule. (*Deferred*)
6. **ZBA Referral - Application No. 2005-010 - 19 Melzingah Reservoir Road - R-4A Zoning District** - Applicant requests the following variances:
  - Front yard setback of 42.9' where 75' is required;
  - Side yard setback of 37.9' where 50' is required;
  - Minimum lot size of 1.52 acres where 4 acres is the minimum; and
  - Access to property from other than the main road.
7. Board to approve the June 23, 2005 Planning Board Meeting Minutes.